

Chair Walter Welch
Vice Chair Shirley Green Brown
Member Jacob Fletcher
Member Jennifer Ringersen
Member Dayna Williams

City Manager Rodolfo Valladares
City Attorney Marian Rush

The Community Redevelopment Agency will conduct a
Community Redevelopment Agency Meeting
At 5:00 PM
to address the item(s) below.

Meeting Date: September 8, 2025

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Community Redevelopment Agency Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A) APPROVE MEETING MINUTES - AUGUST 11, 2025**
- B) A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE (1) MEMBER TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD; ESTABLISHING THE TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR THE TERM OF SERVICE; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**
- C) STAFF UPDATES**
- D) RESOLUTION CRA25-09: RELATING TO THE CRA BUDGET FOR THE 2025-2026 FISCAL YEAR; AND REVISING THE ESTIMATE OF RECEIPTS AND BALANCES TO BE BROUGHT FORWARD**

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Approve Meeting Minutes - August 11, 2025

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve Meeting Minutes - August 11, 2025

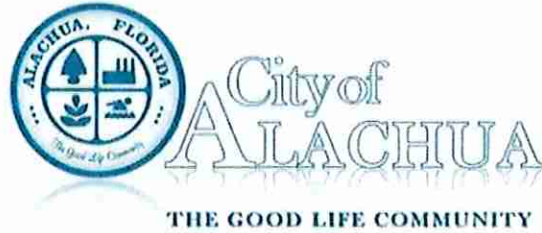
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.08.11.M.CRAB



Community Redevelopment Agency Meeting Minutes
August 11, 2025 at 5:00 PM

Chair Walter Welch
Vice Chair Shirley Green Brown
Member Jacob Fletcher
Member Jennifer Ringersen
Member Dayna Williams

**City Manager Rodolfo
Valladares**
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
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CALL TO ORDER

Walter Welch- Chair 5:02 p.m.

APPROVAL OF THE AGENDA

Member Jennifer Ringersen moved to approve the agenda; seconded by Member Dayna Williams.

Motion passed by unanimous consent.

I. OLD BUSINESS

A) GATEWAY SIGN ON MAIN STREET AND US-441 - PROJECT OVERVIEW

Susan King, Community Redevelopment Coordinator, presented her report. Ms. King stated the Gateway Sign on Main Street is on indefinite hold. Both parties have reached an impasse during negotiations regarding acquisition.

Member Jacob Fletcher asked for elaboration of the situation.

Ms. King stated that negotiations have stalled and she does not have further information.

Member Fletcher again asked for more information.

Ms. King stated that she would need Mr. Cap Wilson to explain the details. She does not have them. She can request information for the next meeting.

Member Fletcher asked how much money has been spent on this project already.

Ms. King stated there were two appraisals, a survey and a title search which was about \$10-12,000.00.

Member Fletcher asked if the city is moving forward or taking a step back.

Ms. King stated that the project is still moving forward. She is researching other sites for the sign to be erected.

Member Fletcher then asked for the breakdown of the total cost, including the sign.

Ms. King stated it is around \$87,000.00. It could be less if the sign is lowered and made smaller. The design ran about \$ 20-22,000.00. The only other cost would be site prep.

Member Fletcher then asked if the cost was already budgeted.

Ms. King stated that it was budgeted, but the funds were used for Theatre Park. It will be requested again in the FY26 budget.

Member Fletcher then asked about the message board.

Ms. King stated that the cost is separate.

Member Fletcher asked if the project was going to be done in phases or all at the same time.

Ms. King stated that if the funds were approved, it would all be done at the same time.

City Manager Rodolfo Valladares stated the sign project is still ongoing. Just because this location turned out to be unobtainable doesn't mean the efforts are going to end. The design of the sign will be adjusted to the location secured. The efforts so far will not be wasted or thrown aside. Another solution will be found.

Ms. King stated the Advisory Board objected to the purchase of the property, but she

had the funds secured for the purchase already in the budget.

Member Williams stated she believes that because this location didn't work out, it does not mean the project should end. The city needs this, but a perfect solution will be found. This situation allows the board to regroup and analyze it more closely.

II. NEW BUSINESS

A) APPROVE MEETING MINUTES JUNE 9, 2025

Member Ringersen moved to approve the minutes from the June 9, 2025 meeting; seconded by Vice Chair Shirley Green-Brown.

Motion passed by unanimous consent.

B) APPROVE MEETING MINUTES - JUNE 23, 2025 SPCRB

Member Ringersen moved to approve the minutes from the June 23, 2025 special meeting; seconded by Member Williams.

Motion passed by unanimous consent.

C) STAFF UPDATES

Ms. King presented her report.

Theatre Park project renovation work is almost complete. Other general work that should be completed in August includes installing the drainage system, backfill and rough grade the site and metal work.

The Levitt Amp Music Festival update. The City of Alachua was chosen as a semi-finalist out of 300 applicants nationwide. 100 were chosen. Public voting starts September 5th and runs through September 15th. From this voting, 50 finalists will be chosen. September 16th finalists will be chosen. November 18th, 25 finalists will be announced.

Member Williams stated that Ms. King should be working with the new Public Information Officer concerning this public voting and getting it out to the community.

City Manager Valladares confirmed that this will occur.

Ms. King stated that Josh's Place would be receiving \$1500.00 to assist with advertising for the public voting. Every semi-finalist is going to receive this money.

Member Ringersen asked how the voting is going to be accomplished.

Ms. King stated that there will be two ways to vote. One vote per email address and one text per phone number.

Member Ringersen suggested a few different avenues to explore for increased voting.

Ms. King conveyed suggestions from the Advisory Board. The Advisory Board recommended considering a trial period of one-block street closure to facilitate small-scale events. Examples of small-scale events like: food truck rallies, arts and cultural events, entertainment, pop-up businesses and farmer's markets. She stated they have local farmers already lined up and interested.

Member Ringersen asked if a specific day was being chosen.

Mandy Bucci stated there are already ten or so farmers ready to participate. The plan so far is to conduct them on Saturday mornings from 9am-1pm from October to March. In the evenings on Friday 5pm-8pm, from April to September, which will coincide with the concert series, if Alachua gets chosen as a finalist.

Ms. King stated a pavilion would be beneficial to draw other events and activities to the area. One of the reasons the 441 Farmer's Market chose to go to Tech City is because there is not a pavilion downtown for shade/cover.

D) CRA RESOLUTION 25-07: BUSINESS FACADE GRANT PROGRAM APPLICATION: A REQUEST BY FLA HOMES INC., APPLICANT, AND ALACHUA COMMERCIAL PROPERTIES LLC, PROPERTY OWNER, SEEKING THE APPROVAL OF A COMMUNITY REDEVELOPMENT AGENCY (CRA) BUSINESS FACADE GRANT APPLICATION FOR PROJECT IMPROVEMENTS TO A BUILDING LOCATED AT 14910 MAIN STREET.

City Attorney Marian Rush read CRA Resolution 25-07 by title only.

Ms. King presented the information in the application.

Member Fletcher asked if the metal proposed was consistent with the aesthetics of the rest of downtown.

Member Ringersen confirmed that downtown has both canvas and metal awnings of various colors on the buildings.

Vice Chair Green-Brown asked Kelly Harris to speak a little since her business is in this building.

Ms. Harris stated the prior awning material was metal and gray was picked because it won't absorb heat as much.

Member Williams asked Ms. Harris if the decisions were made by the owner of the building.

Ms. Harris confirmed.

Member Williams moved to find the Business Facade Grant Program Application, submitted by Fla Homes Inc., applicant, and Alachua Commercial Properties LLC, property owner, for improvements to a building located at 14910 Main Street, to be consistent with the Business Facade Grant Program Policies and Procedures; and adopt Resolution CRA 25-07; seconded by Member Fletcher.

Motion passed by 5-0 roll call vote.

Member Williams thanked Ms. Harris for bringing this to the building owner's attention. This is why the grant is available to downtown businesses.

III. BOARD COMMENTS/DISCUSSION

Member Ringersen stated that she would like to see a more visible area investigated for the gateway sign.

Member Williams commented that the Advisory Board has brought many positive ideas to this board. She commends their efforts to be creative and think outside the box to bring more citizens to the downtown area. She believes a consistent farmer's market would be a huge hit.

IV. CITIZENS COMMENTS

Ms. Harris commented that since it was decided that Alachua was a semi-finalist for the concert series, the committee has hit the ground running. She encourages any ideas and asks for logistics support from everyone. She asked for feedback and suggestions from all members of the board.

ADJOURN

Member Ringersen moved to adjourn; seconded by Member Fletcher.

Motion passed by unanimous consent.

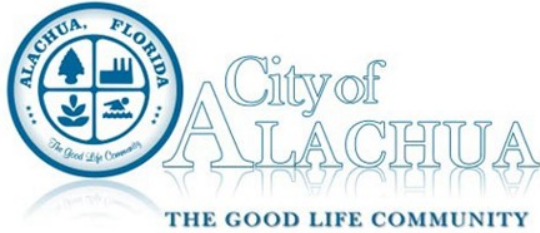
Chair Welch adjourned the meeting. 5:42 p.m.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:**

Rodolfo Valladares, CRA
Executive Director

Walter Welch, CRA Chair



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE (1) MEMBER TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD; ESTABLISHING THE TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR THE TERM OF SERVICE; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Adopt Resolution CRA 25-08.

Summary

The Community Redevelopment Agency Advisory Board's (CRAAB) purpose is to provide recommendations to the Community Redevelopment Agency regarding implementing plans, events, programs, and projects for the Community Redevelopment Area. Resolution CRA 17-04 requires citizens who desire to serve on the Board to live or work in the Community Redevelopment Area.

Resolution CRA 25-08 appoints one (1) member to the CRA Advisory Board and establishes the vacated term of service to begin on September 08, 2025, and end on June 12, 2026.

Jovante Hayes was appointed by Resolution CRA 23-02 to serve a three-year term on the CRA Advisory Board (CRAAB), which commenced on June 12, 2023, and ends on June 12, 2026. Mr. Hayes's resignation letter is attached. Applications for this position were available on the City's website and at City Hall beginning August 7, 2025, with a submission deadline of August 28, 2025, at 6:00 p.m. The position was advertised for two weeks in Alachua County Today during this time, and a copy of the public notice is attached to this agenda item.

The CRA received two applications, which are listed in alphabetical order:

Leon Barrows

Leroy Hanes

The candidates have been advised that the CRA will review the applications and make an appointment at the September 08, 2025, CRA meeting. Their applications for CRAAB

membership are attached to this agenda item.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Resolution 25-08
2. Jovante_Hayes_CRA_Resignation_Letter
3. APP.Barrows
4. APP.Hanes
5. CRAAB Ballot - 1
6. Ad.CRA

RESOLUTION CRA 25-08

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ALACHUA, FLORIDA, APPOINTING ONE (1) MEMBER TO THE COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD; ESTABLISHING THE TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR THE TERM OF SERVICE; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, City Commission Ordinance 17-05, Sec. 2-854, Subpart b., states that “The CRA shall create an advisory board to represent the Community Redevelopment Area...[and] will serve in an informal advisory capacity...”; and,

WHEREAS, Resolution CRA 17-03 and Resolution CRA 17-04 establish the powers and duties of the Community Redevelopment Agency Advisory Board; and,

WHEREAS, the CRA Board consists of five (5) voting members; and,

WHEREAS, there is one (1) vacancy on the CRA Advisory Board; and,

WHEREAS, advertisement of the vacancy was placed at least two (2) weeks before this appointment in a newspaper of local circulation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ALACHUA, FLORIDA AS FOLLOWS:

- 1. Incorporation.** The above recitals are true and correct and are incorporated into this resolution by reference.
- 2. Appointments.** The following member will be appointed for the following term:
 - 1) _____, to fill a vacated seat for the remaining term commencing on September 08, 2025, and ending on June 12, 2026.
- 3. Terms.** The term of service for this position shall begin and end as mentioned above.

- 4. Severability.** It is the declared intent of the Community Redevelopment Agency of the City of Alachua that if any section, sentence, clause, phrase, or provision of this Resolution is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Resolution. The remainder of this Resolution, after the exclusion of such part or parts, shall be deemed valid.
- 5. Corrections of Scrivener's Errors:** The CRA Executive Director or designee is authorized to correct any typographical errors, incidental omissions, or corrections for consistency that do not affect the intent of this resolution. The corrected copy shall be posted in the public record.
- 6. Repealing Clause.** All Resolutions or parts thereof which conflict with this Resolution are hereby repealed.
- 7. Effective Date.** This Resolution is effective upon passage.

DULY ADOPTED in a regular meeting on this 08th day of September 2025.

**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
ALACHUA, FLORIDA**

Walter Welch, CRA Chair

ATTEST:

Rodolfo Valladares, CRA Executive Director

Notice of Resignation – Effective July 21, 2025

Good Day Susan,

I am writing to formally notify the CRA Advisory Board of my intention to resign, effective July 21, 2025.

I am sincerely grateful for the experiences, lessons, and memories I've gained during my time serving. It has been a privilege to be a part of the CRA Advisory Board, and I truly appreciate all the opportunities and support I've received.

Thank you again for everything.

Warm regards,

Jovante E. Hayes

Application for Community Redevelopment Agency
(CRA) Advisory Board Membership



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Contact Information

Name: Leon Barrows
Residential Address: 14515 Main Street
Mailing Address (if different than residential):
Business Name (if applicable): Music Junction
Business Address (if applicable): 14515 Main Street
Primary Phone Number: 352-213-8900
Business Phone Number (if applicable): 386-462-1181
E-Mail Address: musicjunction@windstream.net

Special Skills or Qualifications

Do you reside and/or work within the Alachua Community Redevelopment Area as indicated on the attached map? Yes

Briefly state why you are qualified to serve as a CRA Advisory Board Member. Describe any skills or experience you have acquired from employment, volunteer work, or through other activities.

3 yrs Member of Alachua Lions Club, have been on Main Street for 13 years, former member of ABL owned and operated Music Junction 18 years own my building at 14515 main street skills playing multi-instrumentalist - several years experience community events

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a CRAAB Member, any false statements, omissions, or other misrepresentations made by me on this application may result in my dismissal by the CRA Board.

Signature and Date: Leon Barrows /B 7-22-2025

Application for Community Redevelopment Agency (CRA) Advisory Board Membership Information



PURPOSE

The purpose of the Community Redevelopment Agency (CRA) Advisory Board (CRAAB) is to make recommendations to the CRA Board regarding the Community Redevelopment Area, including any activities or projects in accordance with the CRA planning documents.

DUTIES

The duties of the CRAAB include:

- Providing recommendations regarding the annual CRA budget and expenditures to the CRA Board;
- Reviewing CRA Planning documents from time to time and, when necessary, submit recommendations to the CRA Board for any changes;
- Providing recommendations to the CRA on implementation of the CRA Plans, including setting project priorities;
- Reviewing applications for the CRA Business Façade Grant Program and recommend grant awards to the CRA Board; and
- Holding public meetings as necessary for the purpose of receiving input from consultants and members of the public related to the Community Redevelopment Area and to report such information to the CRA Board.

MEMBERSHIP QUALIFICATIONS

- No voting member shall hold another municipal office.
- Members must live or work within the Community Redevelopment Area. For information regarding boundaries of the Community Redevelopment Area please see the map at the end of this packet.
- Members must be willing to serve for a three-year term.
- Members must be able to attend monthly meetings typically held at 3:00 p.m. on the third Monday of every month.

APPLICATION

Applications for vacant positions will be available on the City website and at City. The positions will be advertised for two weeks in the Alachua County Today. The CRA will review applications and appoint individuals for open positions.

Digital copies of the application may be sent by e-mail prior to any deadlines to: Su_king@cityofalachua.com. Applications may also be hand delivered to Alachua City Hall or mailed to: ATTN: CRA Coordinator, City of Alachua, P.O. Box 9, Alachua, FL 32616.

Questions about the CRA or application process may be directed to Susan King, CRA Coordinator at (386) 418-6134.

**Application for Community Redevelopment Agency
(CRA) Advisory Board Membership**



Contact Information

Name: Leroy Hanes
Residential Address: 14720 Main Street
Mailing Address (if different than residential):
Business Name (if applicable): Hanes Haus
Business Address (if applicable): 14720 Main Street
Primary Phone Number: 352-363-9893
Business Phone Number (if applicable):
E-Mail Address: lhanes0499@gmail.com

Special Skills or Qualifications

Do you reside and/or work within the Alachua Community Redevelopment Area as indicated on the attached map? Yes

Briefly state why you are qualified to serve as a CRA Advisory Board Member. Describe any skills or experience you have acquired from employment, volunteer work, or through other activities.

I am well qualified for the CRA advisory board position due to my diverse experiences and deep connection to the community I reside in. Having served our country for seven years in the US Navy as a Personnelman and yeoman, I developed strong leadership and problem-solving skills that I bring to every situation. Additionally, my professional background in Rehabilitation Therapy has honed my ability to understand and address various community needs with patience and care. As a homeowner and successful AirBnb Superhost, I am acutely aware of the direct impact that CRA decisions have on our local economy and the quality of life in our area. My commitment to serving this community and my willingness to engage in monthly meetings for a full three-year term further demonstrates my dedication to the growth and improvement of our neighborhood.

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a CRAAB Member, any false statements, omissions, or other misrepresentations made by me on this application may result in my dismissal by the CRA Board.

Signature and Date:  6/11/25



*Focused on Excellence
Delivered with Integrity*

LEGAL DESCRIPTION

DATE: September 26, 2012

CLIENT: CITY OF ALACHUA

JOB NO. 12-0333

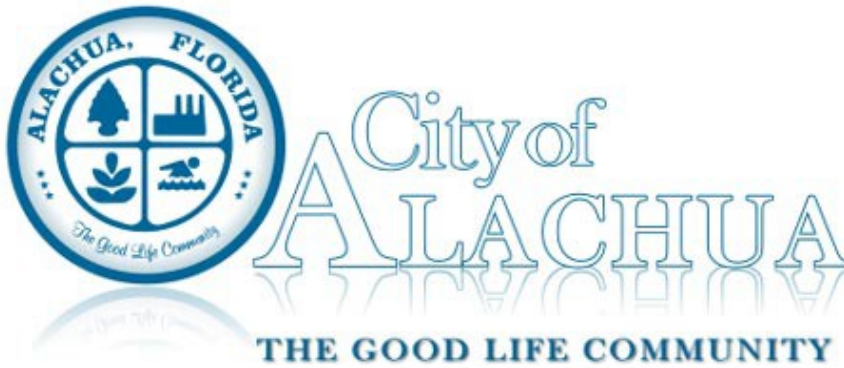
JOB DESCRIPTION: COMMUNITY REDEVELOPMENT AREA

COMMUNITY REDEVELOPMENT AREA: CITY OF ALACHUA

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST 144TH WAY; THENCE PROCEED NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF US HWY NO. 441 TO THE NORTHWEST CORNER OF TAX PARCEL 03869-011-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3263, PAGE 1211 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID LANDS TO THE NORTHWEST CORNER OF TAX PARCEL 03869-005-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2849 PAGE 366 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTHWEST CORNER OF TAX PARCEL 03869-012-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3022, PAGE 96, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTH RIGHT OF WAY LINE NW 151 BOULEVARD; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF SANTA FE STATION SUBDIVISION, PHASE I, PER PLAT BOOK 23, PAGE 55, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTHWEST CORNER OF SANTA FE STATION SUBDIVISION, PHASE II, PER PLAT BOOK 24, PAGE 91, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LANDS TO THE SOUTHEAST CORNER OF LOT 29 OF SAID SANTA FE STATION SUBDIVISION, PHASE II, SAID CORNER LYING ON THE WEST LINE OF A DRAINAGE RIGHT OF WAY, AS PER PLAT OF AFOREMENTIONED SANTA FE STATION SUBDIVISION, PHASE I; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DRAINAGE RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LANDS TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 145 TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE NORTHWEST 145 TERRACE TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 150 AVENUE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ITS PROJECTION THEREOF TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 1 OF C.A. WILLIAMS ADDITION, PER PLAT BOOK "C", PAGE 79B, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 1 AND 4 OF SAID BLOCK 1, TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 148 PLACE; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 4 OF SAID C.A. WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 1 AND 4 OF SAID BLOCK 4 TO THE

NORTH RIGHT OF WAY LINE OF NORTHWEST 147 AVENUE; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 5 OF SAID C.A. WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 1 AND 4 OF SAID BLOCK 5 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 146 AVENUE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 145 TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE COUNTY ROAD NO. 2054 (A.K.A. PEGGY ROAD); THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHWESTERLY PROJECTION OF THE WESTERLY LINE OF TAX PARCEL 03535-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1668, PAGE 2301 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND ITS PROJECTION THEREOF TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE EASTERLY TO THE SOUTH RIGHT OF WAY LINE OF NW 142 AVENUE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 138 STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC COASTLINE RAILROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 140 STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 30 OF CLARK'S ADDITION TO ALACHUA, PER PLAT BOOK "A", PAGE 108 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 30 TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 138 TERRACE; THENCE CONTINUE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF BLOCK 44 OF TOMPSETT'S SURVEY OF THE CITY OF ALACHUA, PER PLAT BOOK "C", PAGE 79-B OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 44 TO THE WEST LINE OF THE EAST 100 FEET OF SAID BLOCK 44; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF NW 145 AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE WEST ONE-HALF OF BLOCK 43 OF SAID TOMPSETT'S SURVEY; THENCE NORTHERLY ALONG SAID EAST LINE, AND ITS PROJECTION THEREOF TO THE SOUTH RIGHT OF WAY LINE OF NW 146 AVENUE; THENCE CONTINUE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 13 OF BLOCK 42 OF CLARK'S FIRST ADDITION, PER PLAT BOOK "A", PAGE 108 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 AND 4, OF SAID BLOCK 42, TO THE CENTERLINE OF A VACATED STREET (PER ORDER OF TAKING CASE #80-1028) LYING NORTH OF SAID LOT 4; THENCE EASTERLY ALONG SAID CENTERLINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 137 TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 39 OF SAID CLARK'S FIRST ADDITION AND THE SOUTHWESTERLY LINE OF TAX PARCEL 03376-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1715, PAGE 41, OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, TO THE SOUTH CORNER OF SAID LANDS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LANDS TO THE NORTHERNMOST CORNER OF SAID LANDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LANDS, TO THE WESTERN MOST CORNER OF SAID LANDS, LYING ON THE NORTHEASTERLY LINE OF LOT 2, BLOCK 39 OF AFOREMENTIONED CLARK'S FIRST ADDITION; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO

THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2, TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 137 TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 151 PLACE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEASTERLY LINE OF TAX PARCEL 03226-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3555, PAGE 1474 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LANDS TO THE WEST LINE OF LOT 8, BLOCK 3 OF DOWNING SUBDIVISION, PER PLAT BOOK "C", PAGE 79 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 8 AND LOT 5 OF SAID BLOCK 3 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 152 PLACE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140 STREET); THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 154 AVENUE; THENCE WESTERLY ALONG NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 9 OF BLOCK 7 OF GUINN WILLIAMS AND REEVES SUBDIVISION, PLAT BOOK "C", PAGE 79 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 9 AND LOT 4 OF SAID BLOCK 7 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 154 PLACE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 144 STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE U.S. HIGHWAY NO. 441; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST 144TH WAY AND THE POINT OF BEGINNING.



Community Redevelopment Agency Advisory Board
Ballot

Please vote for a maximum of one candidate.

_____ Leon Barrows

_____ Leroy Hanes

_____ September 08, 2025

Signature

The Board will set the term of office by motion to be three years, ending June 12, 2026.



City of ALACHUA

NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for one appointment to the following Board:

Community Redevelopment Agency (CRA) Advisory Board (CRAAB)

The purpose of the CRAAB is to make recommendations to the CRA Board regarding the Community Redevelopment Area, including any activities or projects per the CRA planning documents. Membership qualifications include:

- No voting member shall hold another municipal office;
- Members must live or work within the Community Redevelopment Area. For a map of the Community Redevelopment Area, please visit the CRA's webpage at www.cityofalachua.com;
- Members must be willing to serve for a three-year term; and
- Members must be able to attend monthly meetings, typically held at 3:00 p.m. on the third Monday of every month.

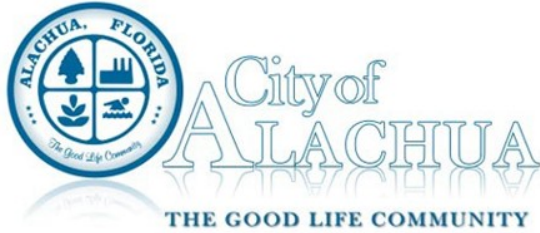
Applications for this position will be available on the City website, www.cityofalachua.com, and at City Hall beginning on August 07, 2025, with a submission deadline of August 28, 2025, at 6:00 p.m. The CRA has planned to review applications and appoint an individual to the position at its meeting on September 08, 2025, at 3:00 p.m. This vacated term begins September 08, 2025, and ends June 12, 2026.

Questions about the CRA or application process may be directed to Susan King, CRA Coordinator, at (386) 418-6134.

(Published: Alachua County Today -
August 07, 2025 and August 14, 2025)

s Directory

HAY FARM



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Staff Updates

PREPARED BY: Susan King

RECOMMENDED ACTION:

Receive Updates

Summary

Theatre Park Project Update

Renovation continues to move forward in Theatre Park. Footings were dug and reinforced. Additional fill was installed and compacted in the back section of Theatre Park. The painting of the steel support and sign structures was completed, and the structures were delivered.

The project schedule for the coming months is as follows:

September – complete site drainage; install wall framing, wall panels and related flashings; erect structural steel and metal signage; and install light fixtures and new lighting control panel.

October – Fabricate stage, ramp and benches; install stage, ramp, concrete paver base, irrigation system, pavers, benches and new breaker panel.

November – install landscaping, planters, tables and chairs, and metal railings; complete final inspections

Levitt AMP Music Series Update

The Public Voting phase of the Levitt AMP Music Series grant selection process begins September 5, 2025, at 1:00 pm EDT and ends September 15, at 11 pm EDT. The public voting phase is considered by the Levitt Foundation as an important way to measure community support. The number of online and text votes received will be one of the key factors used in selecting the 50 finalists on September 16. The Levitt Foundation will then determine and announce the grant recipients on November 18.

Alachua’s proposal for the Levitt AMP Alachua Music Series is now posted on the Levitt Foundation website. There are two easy ways for the public to cast their vote: [online at levitt.org/vote](https://levitt.org/vote) or via [text to 877-409-5525](tel:877-409-5525) with the keyword **ALACHUA**.

The Levitt AMP Alachua Music Series committee (or “Levitt Team”), comprised of volunteers from Josh’s Place, Alachua Business League and downtown businesses, hopes to qualify as a finalist for the up-to-\$120K Levitt Music Series Grant by rallying the community to participate in

the public voting process. The Alachua Levitt Team asks supporters to spread the word throughout the community to family, friends, colleagues and neighbors to vote for Alachua's proposal. The Levitt AMP Music Series is geared to small and mid-sized towns and cities with populations under 250,000.

Christmas on Main - Tree Lighting

The planning and scheduling for the 2025 Christmas On Main is underway. The annual Tree Lighting event is scheduled for Friday, December 5, from 5 pm to 8 pm. The Alachua Christmas Parade is scheduled for Saturday, December 13, starting at 11 am. The Good Life Station will once again host Santa's Workshop during the Tree Lighting event. Santa and Mrs. Claus will welcome children and their families from 4:30 pm to 8:00 pm. Complimentary pictures with Santa will be offered to commemorate the occasion.

The annual Tree Lighting event will feature horse and carriage rides, a Snow Park, bounce house, inflatable obstacle course, holiday characters, and "snow flurries" on Main Street, along with live music, caroling and special performances by the Alachua Children's Theater and children's choir. More than 20 holiday activity stations providing crafts and treats for children will extend the full length of Main Street, thanks to the sponsorship and contributions of local businesses and civic organizations. Staff will once again seek funding from the Visit Gainesville Small Cities and Towns Grant program to offset the costs of this signature holiday event.

Farmers Market

The downtown farmers market is finally becoming a reality, thanks to the efforts of Mandy Bucci and the Alachua Business League. The new, weekly downtown "Market on Main" is slated for Saturday, October 4, 2025, from 9 am to 1 pm. These Fall/Winter hours will be effective through March before transitioning to "Summer Nights" hours on Fridays, from 5 pm to 8 pm, starting in April and lasting through September.

The organizers of the Market on Main are actively soliciting vendors who specialize in seasonal fruits and vegetables, honey, eggs, flowers and unique plants, baked goods, and handmade items. To enhance the market day experience, the organizers plan to include food trucks, live music and performances, and children's activities. On the October 4th launch day, market tote bags will be given out to the first 100 customers.

Other Upcoming Fall Events in the CRA

Thursday, September 18 - Ladies Night on Main Street, 6 pm – 8:30

October - Scarecrow Row – "Snow White" – Main Street

Friday, October 31 - Trick or Treat on Main, 5:30 pm – 8:30 pm

Sunday, November 16 – Alachua Main Street Harvest Festival, 10 am – 5 pm

December 5 – Christmas on Main – Tree Lighting, 5 pm – 8 pm

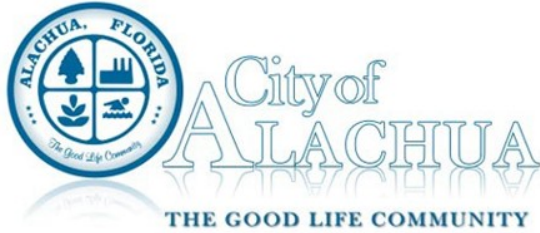
December 13 – Alachua Christmas Parade – Main Street, 11 am – 1 pm

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: September 8, 2025

SUBJECT: Resolution CRA25-09: Relating to the CRA Budget for the 2025-2026 Fiscal Year; and revising the estimate of receipts and balances to be brought forward

PREPARED BY: Susan King

RECOMMENDED ACTION:

Staff recommends that the CRA Board: (1) receive the presentation regarding the CRA Budget for FY25-26; and, (2) adopt Resolution CRA25-09

Summary

The proposed Community Redevelopment Agency (CRA) Budget for Fiscal Year (FY) 2025-2026 is attached. The total amount of the budget is \$930,533, which includes \$320,000 in capital outlays.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution CRA 25-09 - FY 25-26 Final Budget
2. Exhibit A to Resolution CRA25-09 - FY 25-26 Final Budget
3. FY 25-26 Budget Presentation

RESOLUTION CRA25-09

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF ALACHUA, FLORIDA, RELATING TO ITS BUDGET FOR THE 2025-2026 FISCAL YEAR; REVISING THE ESTIMATE OF RECEIPTS AND OF BALANCES TO BE BROUGHT FORWARD; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; APPROVING A FINAL FISCAL YEAR 2025-2026 CRA BUDGET; PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, CRA Staff has reviewed the current projects and priorities of the CRA with the Community Redevelopment Advisory Board (CRAAB), and received the feedback from the Board, and

WHEREAS, the budget attached as Exhibit A contains estimates of receipts and of balances brought forward as part of the budget presentation; and,

WHEREAS, on September 8, 2025, CRA staff presented the final budget for further consideration by the City of Alachua CRA; and,

WHEREAS, the City of Alachua CRA wishes to revise the estimates of receipts and of balances to be brought forward based on the most current information available as of the date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ALACHUA, FLORIDA:

- 1. Recitals:** The above recitals are true and correct and are incorporated into this Resolution.
- 2. Budget:** The estimates of receipts and of balances to be brought forward are set out in the document entitled “City of Alachua CRA Fiscal Year 2025-2026 Final Budget”, attached hereto as Exhibit A.
- 3. Adoption:** The final Community Redevelopment Agency budget contained in the document entitled “City of Alachua CRA Fiscal Year 2025-2026 Final Budget” is hereby approved subject to any adjustments made by motion at a public hearing for the final City budget.

4. **Expenditures:** The CRA shall abide by this budget for its expenditures, which shall only be made for allowable CRA activities.
5. **Severability:** It is the declared intent of the City of Alachua CRA that if any section, sentence, clause, phrase, or provision of this Resolution is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Resolution, and the remainder of this Resolution after the exclusion of such part or parts shall be deemed to be valid.
6. **Repealing Clause:** All Resolutions or parts thereof which are in conflict with this Resolution are hereby repealed.
7. **Effective Date:** That this Resolution shall become effective upon passage.

DULY ADOPTED in regular session, this 8th day of September, 2025.

**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
ALACHUA, FLORIDA**

Walter Welch, CRA Chair

ATTEST:

Rodolfo Valladares, CRA Executive Director

**CITY OF ALACHUA
COMMUNITY REDEVELOPMENT AGENCY
FY 2025-2026 FINAL BUDGET**

PROJECTED REVENUES:

Alachua BOCC TIF	\$408,050	
Interest Earnings	4,000	
Rentals	20,000	
City of Alachua TIF	318,371	
Est. FY 26 Beg. Fund Balance	327,559	
Est. FY 26 End. Fund Balance	(147,447)	
TOTAL ESTIMATED REVENUE:		<u><u>\$930,533</u></u>

PERSONAL SERVICES:

Salaries	\$67,170	
Overtime	9,000	
FICA	5,828	
Retirement	10,828	
Life & Health Insurance	13,131	
Worker's Compensation Insurance	94	
TOTAL PERSONAL SERVICES:		<u><u>\$106,051</u></u>

OPERATING EXPENDITURES:

PROFESSIONAL SERVICES	\$89,500	
AUDIT FEES	3,500	
CONTRACTUAL SERVICES	87,200	
CONTRACTUAL - SOFTWARE	1,000	
TRAVEL & PER DIEM	3,800	
TELEPHONE & COMMUNICATIONS	3,700	
UTILITIES	40,000	
RENTALS AND LEASES	16,600	
INSURANCE	4,982	
REPAIRS & MAINTENANCE	25,000	
ROAD REPAIR & MAINTENANCE	5,000	
MARKETING/INFORMATION CAMPAIGNS	46,000	
GOODWILL	500	
OTHER CURRENT CHARGES & OBLIGATIONS	200	
ADVERTISING	1,000	
OPERATING SUPPLIES	10,000	
DECORATIONS	74,000	
PUBLICATIONS & MEMBERSHIPS	1,500	
TRAINING & EDUCATION	1,000	
TOTAL OPERATING EXPENSES:		<u><u>\$414,482</u></u>

CAPITAL OUTLAY:

CAPITAL IMPROVEMENTS	\$320,000	
TOTAL CAPITAL OUTLAY:		<u><u>\$320,000</u></u>

GRANTS & AIDS:

AIDS TO PRIVATE ORGANIZATIONS	\$70,000	
TOTAL GRANTS & AIDS:		<u><u>\$70,000</u></u>

NON-OPERATING:

CONTINGENCY	\$20,000	
TOTAL NON-OPERATING:		<u><u>\$20,000</u></u>

TOTAL EXPENDITURES:		<u><u>\$930,533</u></u>
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ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget

FISCAL YEAR 2025-2026

Revenues

Alachua County TIF	408,050
Interest Income	4,000
Swick House Rentals	20,000
City of Alachua TIF	318,371
Est. FY 24 Beg. Fund Balance	327,559
Est. FY 24 End Fund Balance	(147,447)
TOTAL	930,533

Expenses

Personnel Services	106,051
Operating Expenses	414,482
Capital Outlay	320,000
Grants & Aids	70,000
Non-Operating	20,000
TOTAL BUDGET	930,533

Professional Services

\$89,500

- Towne Centre Beautification Project
- Landscape plant refresh projects
- Decaying tree removal & stump grinding
- Irrigation repairs
- Moss removal
- Mulch
- Annual Tree Lighting Activities (Horse & Carriage, snow, performers)

Contractual Services

\$87,200

-
- CRA landscape refurbishing, makeovers & enhancements
 - Irrigation Repair & Inspections

Repairs & Maintenance \$25,000

- Underground stormwater inspection & cleanout
- Paint & touch up of light poles

Information Campaigns

\$46,000

- Billboards
- Photography
- Video Production

Decorations

\$74,000

- Holiday décor installation services
- Replacement pole banners
- Accent lighting for Main Street

Capital Improvements \$320,000

- Towne Centre irrigation installation
- Gateway Sign
- Electronic Message Board
- Misc. Theatre Park improvements

Grants & Aids

\$70,000

- Façade grants
- Levitt AMP Music Series
- Proposed downtown “vibrancy” grant programs

Questions or Comments?
